

# THE OLD PARSONAGE

FREITH • HENLEY-ON-THAMES • RG9 6PJ



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*A wonderful Victorian 4 bedroom family home in need of some modernisation*

Entrance Hall • Drawing Room • Dining Room • Sitting Room • Study  
Kitchen • Utility/Boot Room • Cloakroom • 4 Bedrooms • Family  
Bathroom • Cellar

Detached Double Garage • Garden Store  
Driveway Parking • Mature Gardens

Marlow High Street 3 miles • Henley on Thames 7 miles  
High Wycombe 8 miles • Central London 38 miles  
London Heathrow 25 miles • M40 Junction 4 6 miles  
M4 Junction 8/9 10 miles • Marlow train station 3 miles London  
Paddington from 49 minutes • High Wycombe station 8 miles  
London Marylebone from 35 miles

(All distances and timings are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





### **The Old Parsonage**

The Old Parsonage is a delightful Victorian family home built in 1869 full of its original character and charm. Upon entering the property there is a welcoming porch and entrance hall which leads onto the principal reception rooms being a drawing room, sitting room and library all featuring original fireplaces, high ceilings and large windows which take full advantage of the natural daylight. The spacious dining room features high ceilings, large windows, a fireplace and wooden floors which lead through to the kitchen. The kitchen offers built in units and wooden worktops. There is a utility/boot room which is located conveniently next to the kitchen and also allows access to the back of the property and down into the cellar. A wooden staircase takes you up to a landing area which accommodates a W.C and airing cupboard.

There are a couple of further steps which lead you onto four good sized bedrooms all featuring traditional fireplaces and large windows which allow beams of natural daylight throughout the property. There is a good sized family bathroom with shower head over bath.

### **Gardens and Grounds**

The property is approached via a 5 bar gate onto a gravel driveway suitable for numerous cars. A detached double garage and garden store lay beside the property. The Old Parsonage is set on approximately ½ acre plot with pretty gardens that wrap around the property with mature trees and shrubs providing a private feel.

### **Situation**

The Old Parsonage is situated in the picturesque village of Frieth, only a short drive from the popular and attractive market town of Marlow.

There are excellent shopping facilities in the local towns of Henley-on-Thames and Marlow, which offer a variety of shops, public houses and good local restaurants, both with stations to London Paddington via Maidenhead & Twyford respectively. Frieth is a highly popular Chiltern village on the edge of the Hambleden Valley which is an Area of Outstanding Natural Beauty.

The property is well placed for access to the M40 J4 or J5 Stokenchurch which are both within 6 miles, and the M4 J8/9 Maidenhead within 10 miles via the Marlow bypass A404. Local recreational facilities include golf at Harleyford, Temple and Henley, rowing at both Marlow and Henley, the National Sports Centre at Bisham Abbey, and Frieth Church of England School and Church.



## Services

Wycombe District Council.

## Local Authority

Wycombe District Council, Tel: 01494 461 000.

## Directions (RG9 6PJ)

From the top of Marlow High Street turn left on to the Henley Road. After about 200 yards turn right at Platts Garage into the Oxford Road that becomes the Frieth Road, continue into Chalkpit Lane and climb the hill. Pass through the hamlet of Bovingdon Green and continue into the Frieth Road. After approximately 3 miles turn left at the Frieth cross roads and continue uphill for a few hundred yards leaving the Yew Tree public house on the right. The Old Parsonage is on the right opposite the Church.

## Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. Other items may be made available by separate negotiation.

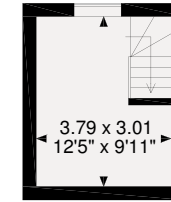
## Viewings

Strictly by prior appointment with Joint Agents, Knight Frank LLP and Savills.

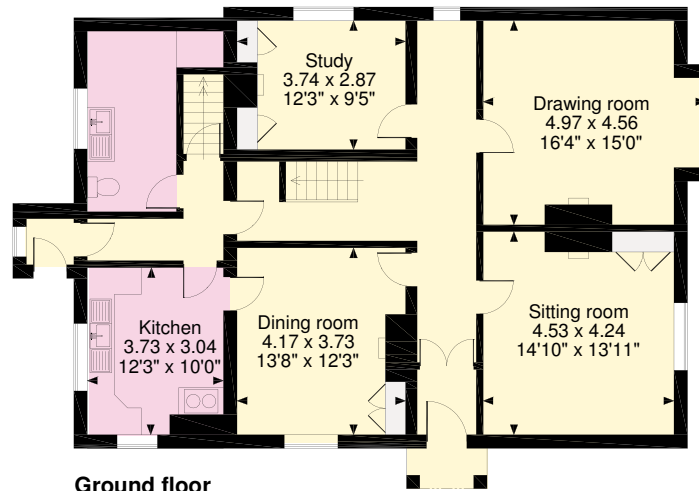
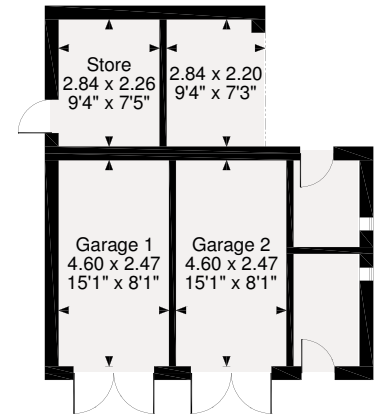
APPROXIMATE GROSS INTERNAL FLOOR AREA  
(No less than)  
Main House 236 sq.m (2,542 sq.ft)  
Garages 23 sq.m (252 sq.ft)  
Store and External Rooms 13 sq.m (142 sq.ft)  
External Area 6 sq.m (67 sq.m)  
Total 278 sq.m (3,003 sq.m)



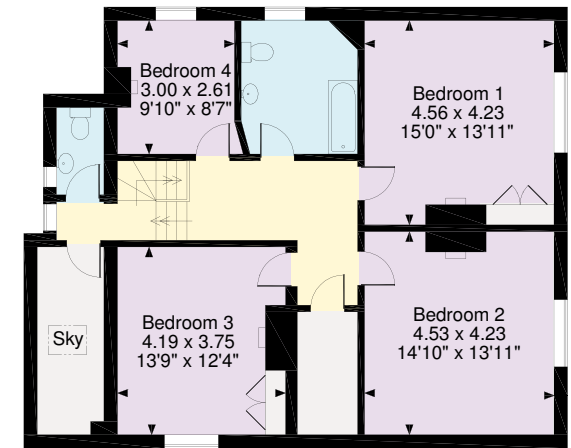
- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space



Cellar



Ground floor



First floor



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